



AMENDED*
A G E N D A
SCOTTSDALE DEVELOPMENT REVIEW BOARD
STUDY SESSION
KIVA – CITY HALL
3939 N. DRINKWATER BOULEVARD
September 18, 2003

Items 2 & 3 added to study session agenda

THE STUDY SESSION IS FOR STAFF & BOARD MEMBERS TO DISCUSS AGENDA ITEMS. THE PUBLIC IS WELCOME TO ATTEND.

CALL TO ORDER

DISCUSSION

1. 12:15-1:00 REVIEW DRB CASES

THE FOLLOWING STUDY SESSION ITEMS MAY BE DISCUSSED AFTER THE REGULAR DRB HEARING:

1. 27-DR-2001 #2 (Cricket Communications) – Screen Wall
2. SRP Seating & Interpretive Signage @ 64th St. & the Arizona Canal
3. 35-DR-2003 (Scottsdale & Shea), Materials & Colors

ADMINISTRATIVE REPORT

JAYNA SHEWAK
JAYNA SHEWAK
BILL VERSCHUREN
JAYNA SHEWAK

ADJOURNMENT

DEVELOPMENT REVIEW BOARD CONSISTS OF:

Robert Littlefield, Council Member
Dave Barnett, Commission Member
E. L. Cortez, Vice Chairman
Michael D'Andrea, Development Member

Anne Gale, Development Member
Jeremy Jones, Design Member
Michael Schmitt, Design Member



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 312-2412. Requests should be made as early as possible to allow time to arrange accommodation.

bf 09/09/2003



AGENDA
SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
SEPTEMBER 18, 2003
1:00 P.M.

ROLL CALL

MINUTES APPROVAL

1. 8/27/2003 DRB & PC Special Study Session Minutes
2. 9/04/03 DRB Minutes

CONSENT AGENDA - Any item may be requested to be removed for separate action by the Development Review Board.

CONSENT AGENDA

- | | | |
|-----------------|--|---------------|
| 3. 14-PP-2001#2 | Mirabel Village 3
Preliminary Plat (Revised)
Lone Mountain Pkwy, south of Santa Fe Trail
Vita, Architect/Designer | Kira Wauwie |
| 4. 57-DR-2003 | Offices at Thomas and Hayden
Site plan and elevations
8111 E Thomas Rd
Cawley Architects Inc,
Architect/Designer | Greg Williams |

REGULAR AGENDA

- | | | |
|---------------|---|----------------|
| 5. 56-DR-2003 | Pima Commerce Center
Site plan and elevations
14296, 14275 & 14287 N 87th Street
Patrick Hayes Architecture,
Architect/Designer | Suzanne Colver |
|---------------|---|----------------|

Scottsdale Development Review Board

September 18, 2003

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6. 58-DR-2003

Bill Heard Chevrolet
8705 E. McDowell Road
Site Plan & Elevations
Stanec Consulting, Engineers

Tim Curtis

COMMUNICATIONS/ITEMS FROM THE FLOOR

ADJOURNMENT

DEVELOPMENT REVIEW BOARD CONSISTS OF:

Robert Littlefield, Council Member

David Barnett, Commission Member

E.L. Cortez, Vice Chairman

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Anne Gale, Development Member

Jeremy Jones, Design Member

Michael Schmitt, Design Member



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BFUL 8/28/2003

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 18, 2003 ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT	Mirabel Village 3 Replat
REQUEST	<p>Request to approve revised Preliminary for Mirabel Village 3 for 32 residential lots (down from 33) with amended development standards on a 45.3+/- acre parcel.</p> <p>14-PP-2001#2</p> <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• Construct 32 single-family homes• Construct roadway improvements• Construct water and sewer lines
OWNER	<p>Terrabrook Mirabel LLC 480-675-8777</p>
APPLICANT CONTACT	<p>Andy Holloran Terrabrook Mirabel LLC 480-675-8777</p>
LOCATION	<p>Lone Mountain Pkwy, south of Santa Fe Trail</p>
BACKGROUND	<p>Zoning. The site is zoned R1-43 ESL (Single Family Residential 43,000 square feet per lot, Environmentally Sensitive Lands) and is part of the Mirabel Master Planned Community which has approved amended development standards. The R1-43 ESL zoning district(s) allow for single family residential development.</p> <p>Context. This subdivision is located east of Lone Mountain Parkway, south of the Desert Mountain master planned community as well as undeveloped property zoned R1-43 ESL.</p>
APPLICANT'S PROPOSAL	<p>Goal/Purpose of Request. The applicant desires to subdivide this property into buildable lots in conformance with the zoning on the site.</p>
IMPACT ANALYSIS	<p>Trails. A public trail is proposed along Lone Mountain Parkway while the approved MEDCP shows the trail only along the west side of Lone Mountain Parkway and a paved concrete path on the east side of Lone Mountain Parkway. A stipulation has been incorporated to require conformance to the MEDCP, which aligns with trails planned for the remaining portions of Lone Mountain Parkway between Cave Creek Road and Stage Coach Pass.</p>

Open Space.

The zoning approval for this property requires a 40-foot wide landscape buffer along Lone Mountain Parkway and that is shown on the preliminary plat. Other open space in this subdivision will be provided as Natural Area Open Space on individual lots, primarily within wash corridors and at the rear of lots along the east and north perimeter of the site.

Schools.

The subdivision falls within the Cave Creek Unified School District, for which this project would generate 0.32 children per residence for grades kindergarten through twelfth grade. The School District indicates that the construction is currently underway for an elementary, middle, and high school at 56th Street and Jomax Road to accommodate growth in this service area. In addition, the School District plans propose land in the Pima corridor for schools.

Traffic.

Village 3 is a plat within the Mirabel master planned community that is being developed subject to a master street circulation plan. This Village is accessed by two access points to Lone Mountain Road, which is the main public street connecting Cave Creek Road and Stage Coach Pass. Lone Mountain Road, with one lane in each direction, divided by a landscaped median, is currently under construction as part of the Mirabel community.

Water/Sewer.

Waterlines and sewer lines shall be constructed by the developer and dedicated to the City of Scottsdale for maintenance.

Fire Safety.

The Rural Metro staff have reviewed this proposed plat and stipulations have been made that will ensure adequate access for fire and safety apparatus.

Community Involvement.

This project did complete neighborhood involvement by contacting nearby property owners about the development proposal. Some calls were made to the City by the neighbors. Generally these calls were inquiries to learn more about the proposal and there is general community support.

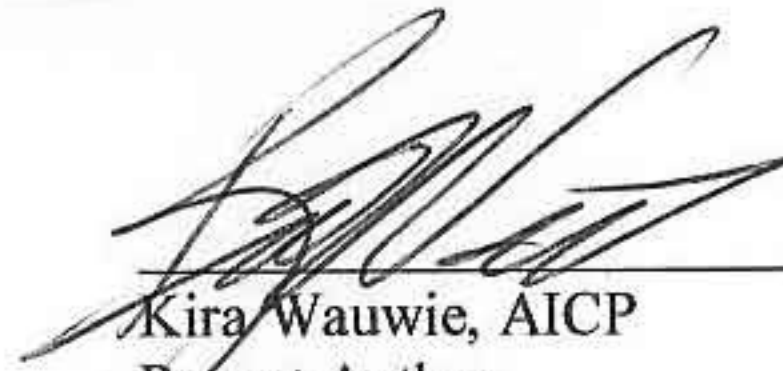
**STAFF
RECOMMENDATION****RESPONSIBLE
DEPT(S)****STAFF CONTACT(S)****Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

Planning and Development Services Department
Current Planning Services

Kira Wauwie AICP
Project Coordination Manager
480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY



Kira Wauwie, AICP
Report Author

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site/Preliminary Plat Plan
5. Landscape Concept Plan
- A. Stipulations
- B. Ordinance Requirements

TO: DEVELOPMENT REVIEW BOARD **DATE:** September 18, 2003
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 57-DR-2003
REQUEST: Approve site plan and elevations for a 3-building office/medical complex
PROJECT NAME: Offices at Thomas and Hayden
LOCATION: 8111 E Thomas Rd

DEVELOPER/OWNER: Offices @ Thomas & Hayden LLC
ARCHITECT/DESIGNER: Cawley Architects Inc
ENGINEER: Brooks Hersey & Associates
APPLICANT/COORDINATOR: Cawley Architects Inc/Michael Jorgensen
1724 W Forth St
Tempe, AZ 85281
480-237-3700

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: The neighbor to the east of the site has expressed his concern for the applicant to salvage the mature evergreen tree along the eastern property boundary.

REQUEST: To approve the site plan, landscape plan, and elevations for three buildings office/medical condominium project.

LOCATION & ZONING: The site is zoned Service Residential (S-R). The site is located on the south side of Thomas Road about 625 feet east of Hayden Road.

CHARACTERISTICS: The site consists of approximately 1.49 acres. The site is vacant and relatively flat. An apartment complex is located along the western boundary, and single family residential to the south and eastern boundaries of the site.

DISCUSSION: The proposal includes the construction of three-one story office condominium buildings that meets the ordinance height requirement of 18 feet. The site has one access from Thomas Road and two emergency exits through the alley to the rear of the site. The applicant will construct a new deceleration lane and bus stop on Thomas Road as per City of Scottsdale standards.

The three buildings are identical in architectural schemes, color and height. The exterior elevations facing the single-family residential district have pitch tile roofs with overhangs that relate back to housing in the surrounding neighborhood. The applicant has proposed the building to be of wood stud construction, stucco finish and concrete tile roofs. The exterior building colors will consist of three shades of tan earth tone paint. The building columns will consist of a brown wainscot of stacked stone.

The landscape plan has a proposed palette of Palo Verde, Sissoo, Chilean Mesquite, and Sweet Acacia. A variety of shrubs and groundcovers have also been provided. The applicant will make every attempt to salvage the mature evergreen tree along the eastern property boundary where the on site retention basin is proposed. Sidewalks are provided from each of the buildings to the sidewalks around the fronts of the buildings.

RELATED CASES: 14-Z-1973
Greg Williams
Senior Project Coordination Planner
480-312-7000**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations
- A-Stipulations/Ordinance Requirements

TO: DEVELOPMENT REVIEW BOARD **DATE:** September 18, 2003
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 56-DR-2003
REQUEST: Approve site plan and elevations for three 2-story office buildings
PROJECT NAME: Pima Commerce Center
LOCATION: 14296, 14275 & 14287 N 87th Street

DEVELOPER/OWNER: Shea Commercial
ARCHITECT/DESIGNER: Patrick Hayes Architecture
ENGINEER: Pk Kland
APPLICANT/COORDINATOR: Patrick Hayes Architecture/Patrick Hayes
15849 N 71st St Ste 200
Scottsdale, AZ 85254
480-556-9000

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: Staff has received no comments from the public regarding the project.

REQUEST: The applicant requests approval of three 2-story office buildings.

LOCATION & ZONING: The subject site is located along 87th Street, between Northsight Blvd and Raintree Dr., on the west side of the Pima Freeway frontage road. The site is zoned C-2 PCD.

CHARACTERISTICS: The subject site is currently vacant land, which slopes gradually to the south-southwest.

DISCUSSION: The proposed site layout places the buildings along the Pima Freeway frontage road and parking along 87th Street. The buildings are connected in the middle by a stairwell and elevated walkway. Site access is provided by two existing shared-access driveways off 87th Street and two existing-shared driveways off the freeway frontage road.

The proposed building materials consist of E.I.F.S. panels painted light tan and terra cotta earth tones and insulated, blue, reflective glazing. Stairwells placed between the buildings include gray, cast-in-place concrete on the west elevation, and insulated, clear glazing on the east elevation. Tower elements over the stairwells are used to break up the building massing and distinguish main entries. Metal shade structures are provided over sections of 2nd floor ribbon glass (depth of approximately 4'0") and over the 1st floor minor building entries (depth of approximately 6'-0").

The landscaping plan depicts base planting and pedestrian access around the buildings, and water features and benches at the building entries. The landscape palette includes palo verde and mesquite species, agaves, Mexican bird of paradise, lantana, and ruellia and acacia species. Palm trees with uplighting are used to accent the main building entries and create a landscaped dimension to the stairwell tower area.

KEY ISSUES:

- The building composition includes substantial use of reflective glass.



Suzanne Colver
Senior Planner
480-312-7087

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations
- #7- Elevation Perspectives (87th Street and Pima Freeway views)
- A-Stipulations/Ordinance Requirements

TO: DEVELOPMENT REVIEW BOARD **DATE:** September 18, 2003
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 58-DR-2003
REQUEST: Approve site plan & elevations for an automobile sales facility
PROJECT NAME: Bill Heard Chevrolet
LOCATION: 8705 E McDowell Rd

DEVELOPER/OWNER: Twentieth Century Land Corporation
ARCHITECT/DESIGNER: Fred Goree A.I.A., Architects
ENGINEER: Stantec Consulting, Inc
APPLICANT/COORDINATOR: Jekel & Howard, L L P/Lou Jekel
8283 N HAYDEN Rd Ste 100
Scottsdale, AZ 85258
480-948-7060

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: The applicant has notified the surrounding property owners and residential subdivisions to the south. There have been no objections or other comments regarding this application.

REQUEST: This is a request to approve the site plan and elevation of a new automobile sales facility.

LOCATION & ZONING: The property is located at the southwest corner of McDowell Road and Pima Road. Nine (9) acres of the site are zoned General Commercial District (C-4) and 2 acres of the site are zoned Highway Commercial District (C-3). The property is surrounded by the following:

- Commercial uses to the west;
- Apartments, vacant land, and commercial uses to the north;
- The Salt River Pima-Maricopa Indian Community to the east; and
- A single-family subdivision to the south.

HISTORY: In March 2003, The City Council approved a Conditional Use Permit to allow auto sales on this entire 11-acre site (30-UP-2002). A Conditional Use Permit for a gas station and convenience store was previously approved for the easternmost 3 acres of this site (Case 42-UP-1986#3), and a mini-warehouse was previously approved on a ½ acre of this site (Case 59-Z-1978).

CHARACTERISTICS: The 11-acre site is mostly vacant and has a commercial/industrial building toward the center rear of the site. The site is relatively flat with an existing 6-foot wall along the south property line to screen the property from the existing residences to the south. Overhead powerlines also exist along the south property line to serve the existing commercial building.

DISCUSSION: The site will have a new auto sales showroom building, a building for used auto sales, and a 3-story vehicle storage garage. The only access into the site is one main driveway on McDowell Road, and an emergency-access-only driveway on McDowell Road. All auto service and repair, and the delivery of vehicles, will remain at the existing facility located at the northeast corner of McDowell and Scottsdale Roads. The existing commercial building and overhead powerlines will be removed.

The proposed new car sales/showroom building will be 34-feet tall and have a glass storefront recessed into a large canopy behind covered patio display space. The 10-foot tall building fascia will have aluminum composite panels colored "oyster" with a low reflective finish. An 8-inch opaque blue metal horizontal band in front of neon cove lighting will be applied to the fascia. The metal band will screen the neon lamps, but at night the light behind the metal band will wash the building fascia above and below the band. The base of the building will have white and oyster-colored stucco, and a blue steel tube entry element is proposed over the front doors.

The proposed used car sales building will use the same architecture style, materials, and colors as the new car sales building, however it will be scaled down at only 16 feet tall and will have no covered patio display space.

The 24-foot tall vehicle storage garage will be constructed with pre-cast concrete wall panels, and will be enclosed on all sides except for access openings on the north side. The vehicle storage garage will be painted with 3 shades of tan color, with the darkest shade serving as a horizontal accent band. Both the new and used car sales buildings will abut the vehicle storage garage to help minimize the single mass structure. The structure will be separated from the residential district to the south by a fifty (50) foot wide landscaped buffer, and there will be a new eight (8) foot tall solid screening wall along the south property line. The design and placement of the vehicle storage garage will separate the sales and display activity, including noise and lighting, from the residences to the south. The Conditional Use Permit prohibits outdoor speakers and public address systems, and limits any lighting on the top floor of the vehicle storage garage to be located below the screen wall on the top floor.

There will be no individual display pads proposed in the front open space areas. The front row of display vehicles will be located behind a minimum of 20 feet of landscaping and will be set below street level by a 1.5-foot retaining wall. There are 24 existing trees along the McDowell Road frontage, which are proposed to remain. The applicant is working with the City's McDowell Road streetscape improvement project regarding the relocation or replacement of existing trees, and the introduction of a new corner gateway feature at the intersection of McDowell and Pima Roads. The entryway driveway to the facility will have Date palm trees mixed with alternating canopy trees. The rear of the vehicle storage garage will contain a minimum of 45 mature Mondell Pine trees to screen the structure from the residences to the south.

RELATED CASES: 30-UP-2003



Tim Curtis
Project Coordination Manager
480-312-4210

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations
- #7-Other site information and details
- A-Stipulations/Ordinance Requirements